

# **DETAILED PLANNED DEVELOPMENT AMEIRA ORCHIDS ASSISTED LIVING**

February 17, 2020

## **PROJECT DESCRIPTION AND OWNER'S STATEMENT OF INTENT**

Location: 10401 W Bradley Road, Milwaukee

File Number: 191676

### **PURPOSE**

Top Leaf Development LLC requests the rezoning for 10401 W Bradley Road to a Detailed Planned Development (DPD) in accordance with this submittal. This statement, together with the accompanying drawings and related materials, constitutes and supports the Detailed Planned Development.

### **DETAILED PLANNED DEVELOPMENT DESCRIPTION**

#### **Project Overview:**

The proposed project is for the design and construction of two single-story 50-bed Community Based Residential Facilities (CBRFs).

There are site challenges that limit the use of the property, including low elevation of the land, wetlands toward the rear of the lot, and existing shallow sewer depth. These challenges limit the buildability of the land.

The initial phase of the project will consist of the 25-bed half of the northwest building, along with the driveway, parking stalls along the northwest building, and a temporary turn-around. Pending approvals, construction will begin in May/June of 2020.

This first phase will create roughly 22 new jobs, both part-time and full-time positions. These positions will include nurse on call, resident assistants, activity personnel, cooks, dietary aids, housekeeping, and maintenance.

Full build-out is roughly an \$8 million private investment, which will add to the tax basis, result in approximately 80 to 90 new jobs in total, and serve 100 elderly residents in need of care within the area.

This will be a beautiful and great addition to the neighborhood, giving residents of the community options to choose from when it comes to long-term care in a home-like setting.

#### **1. USES:**

The development includes assisted living and will be licensed under the Department of Health (DHS-83 CBRF) designation. These buildings will be licensed for advanced age, Alzheimer's/dementia, and terminally ill. The amenities provided offer support and care to the residents residing in the CBRF buildings.

#### **2. DESIGN STANDARDS:**

##### **Building Overview:**

The single-story residential nature of the building will complement the neighborhood. This assisted living community offers its residents a home-like setting. Each resident unit includes an individual room with private bathroom/shower, closet, cable, phone, and internet. Building common areas include living rooms, an open

dining room supported by a commercial kitchen, activity room, beauty salon and patio. These buildings are staffed 24/7 to care for the residents. The parking area accommodates staff and residents' visitors, as residents typically do not have their own vehicles.

#### Building Materials:

Material samples will be provided to the DCD as requested, and all final material selections will be reviewed and approved by DCD in advance of permit issuance. Building materials consist of:

- Brick: Glen Garrison – Garrison Grey Brick
- Vinyl Siding
- Vinyl Windows
- LP Smartside Trim Boards
- Aluminum Soffit and Fascia
- Aluminum Gutters
- Dimensional Asphalt Shingles

See elevations for detailed information and design intent. All material/material colors to be confirmed.

#### 3. DENSITY:

100 total units on 9.163 acres, 3,991.4sf of lot area per unit.

#### 4. SPACE BETWEEN STRUCTURES:

The buildings are separated by the parking lot and driveway. There is 101.2 feet between the two buildings.

#### 5. SETBACKS:

The development has a 30-foot setback around the perimeter of the site, which exceeds the 25-foot minimum requirement.

#### 6. SCREENING:

Most of the equipment is located within mechanical or utility rooms inside the buildings. Equipment necessary at grade, ie: generator or A/C units, will be screened with landscaping if placed on the north side of the buildings, facing W Bradley Road.

#### 7. OPEN SPACES:

All open spaces will have grass/seed and landscaping per the landscape plan. The back of the site is a lower elevation and includes wetlands. This area will be left natural and maintained as needed to remove noxious weeds.

#### 8. CIRCULATION, PARKING AND LOADING:

Surface parking is located along the driveway between the two buildings. A total of 48 parking stalls are provided, exceeding the minimum requirement per zoning code 295-403-2a. A cul-de-sac at the end of the driveway allows for turn around access.

#### 9. LANDSCAPING:

Plant material shall be of a quality consistent with the standards of the American Association of Nurserymen (ANSI 260.1). All planted material shall be maintained on a continuous basis, including tree and plant replacement. All landscaping and required site features shall be installed within a maximum of 30 days total of the city issuing a Certificate of Occupancy (excluding time between December 1 and March 1).

#### 10. LIGHTING:

Proposed outdoor lighting complies with the current lighting regulation for Planned Development Districts. Included is a photometric lighting plan and spec sheet on the proposed light fixtures.

#### 11. UTILITIES:

Public sanitary sewer is available in the W Bradley Road right-of-way. A sanitary manhole is located behind the sidewalk west of the northwest corner of the property and will serve as the connection point for the sewer extension to the property. A 6-inch sanitary sewer lateral for each building is anticipated to be connected to the extended sanitary sewer in W Bradley Road to service the property.

A public 8-inch water main is available in the W Bradley Road right-of-way. A 6-inch water service is anticipated to be connected to the public main to provide service to this parcel.

Final connection points will be coordinated with the design-build plumbing contractor and may change based on review comments from City of Milwaukee Plumbing Plan Review.

AT&T has buried lines located along the north side of the W Bradley Road right-of-way. New service will be coordinated with AT&T as needed for the development.

Spectrum has existing aerial and underground facilities within the project limits. New service will be coordinated with Spectrum as needed for the development.

WE Energies has buried gas lines located along the north side of W Bradley Road. New gas service for the development will be coordinated with WE Energies.

WE Energies has overhead electric lines located along the north side of W Bradley Road. New electrical service for the development will be coordinated with WE Energies.

The project will disturb more than one acre of land and will include a storm water management pond that will be designed to meet City of Milwaukee and WDNR standards for new development.

#### 12. SIGNS:

The permanent building sign will be located at the driveway entrance. Sign construction will meet Chapter 244 of the Milwaukee Zoning Ordinance. Signage may be ground lit.

Temporary signage may be utilized during construction and will not exceed 48sf. Fabric wrapped sign may be placed along the construction fence. Temporary signage may be utilized during leasing and special events, and shall not exceed 36sf.

#### 13. TIME LIMIT ON ZONING

The Detailed Planned Development zoning designation shall be null and void after a period not to exceed 5 years from the effective date of the ordinance approving the DPD, and the zoning of the property shall be changed to RS-3 at that time, unless the project has been completed, or the foundation has been constructed. The time period specified pursuant to subd. 11 may be extended only by an ordinance amending the detailed planned development, pursuant to s. 295-307.

## EXHIBIT 1 STATISTICAL SHEET

295-907. Planned Development District (DPD) Proposed Zoning: DPD

1. Gross Land Area: 9.163 acres
2. Maximum amount of land covered by principal building: 62,503sf
3. Maximum amount of land devoted to parking, drives, and parking structures: 19,172sf
4. Minimum amount of land devoted to landscaped open space (within property lines): 308,448sf
5. Maximum proposed dwelling unit density, if residential, and/or total square footage devoted to non-residential uses: 100 total units on 9.163 acres, 3,991.4sf of lot area per unit
6. Proposed number of buildings: 2 assisted living buildings
7. Maximum number of dwelling units per building: 50 units per assisted living building
8. Bedrooms per unit (# Bedrooms / # units): One bedroom in each unit. 100 single bedroom units
9. Parking spaces required for nursing homes is 1 for every 4 beds (25 spaces): 48 total parking spaces are provided, exceeding the requirement

EXHIBIT 2 SITE PICTURES





